

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: March 13, 2014

Meeting No.: 180

Project: Loyola Athletic Complex **Phase:** Master Plan Revision & Schematic Bld Review

Location: Cold Spring Lane and Stadium Access Road

PRESENTATION:

Mr. Tom Spies, Architect representing Hord, Coplan, Macht (HCM); introduced the project to the Panel. As indicated by Mr. Spies, the overall Loyola University Athletic Complex P.U.D. consists of 71 acres. The proposed tennis complex site represents 3.5 acres of the P.U.D. and is situated along the southern edge of Coldspring Lane and to the North of the P.U.D. access road. The program for the complex consists of 8 outdoor tennis courts with bleachers, a 3,500 square foot single story tennis facility, parking to accommodate 22 automobiles; and, a drop-off shuttle bus lane. The tennis facility includes coaches' offices, both home and visiting locker rooms, a meeting room; and, a roof top viewing deck.

Mr. Blaine Linkous of WBCM, LLC described the challenges of the site as it previously served as a landfill. Site clearing and extensive grading is necessary. Storm water management will include a vault system under the surface parking lot.

Ms. Carol Macht of H.C.M. presented the landscape plan for the overall site and the surrounding tennis complex. Proposed site features include:

- Native street trees along Coldspring Lane with a parallel six foot high fence set back from the public sidewalk;
- A variety of native plant materials scattered throughout the site compound to create a high quality dense forest; and,
- A variety of native flowering shrubs and plants concentrated on sloping areas visible to the public.

Landscape features at the Tennis Center Complex include Red Maples and Pine Oaks on the south side of the tennis courts and campus standard pavers for pedestrian traffic areas.

Mr. Casey Smith of HCM presented the schematic design for the tennis facility building. The "T" shaped facility consists of a linear wing oriented East/West which accommodates lockers and mechanical rooms. The perpendicular North/South oriented wing accommodates coach's offices, a meeting room and a roof top viewing deck. Public entry and circulation occurs between the two wings. The enclosure that contains the lockers will have a pitched roof to accommodate future solar panels and distinctive north facing clear story windows. The exterior cladding for this component is proposed to be a light color dryvit or cementitious panel. The building component that accommodates the coach's offices is proposed to be clad in wood or "wood-like" plank material with a flat roof top deck and distinctive horizontal wood railing.

COMMENTS FROM THE PANEL:

Master Plan and Landscape Design:

The Panel complemented the Design Team for the thoroughness of the presentation and thoughtful approach to the design. Acknowledging the challenges of the site, the Panel was

pleased with the Design Team's response to grading, bio-retention strategies, and landscaping; particularly the extensive use of a wide variety of native plants. In keeping with the educational mission of the institution and complex, the Panel urged the identification and labeling of all plant materials.

Schematic Architecture:

The Panel complemented the Design Team on the simplicity and clarity of the design. The differentiation of the two building components in term of form, material, texture and color was well received. The Panel noted, however, that architecture at this scale and simplicity requires attention to and execution of detail. The following comments were offered for consideration:

- To differentiate the entry and circulation spine with the use of more glass and skylights to achieve a more transparent element which would visually separate the two juxtaposed building components.
- To increase the significance of the building entry point so it is not just the slot between the two building components. Consider a small entry canopy and strategic placement of signage to denote entry.
- To pick up the pitch of the roof on the south building component to accommodate the stair or make a sculptural element out of the stair tower enclosure.
- To establish a datum line for all doors and windows;
- To establish an exterior panel grid that is appropriate to the scale of the building.
- To encourage the use of expressive rain collecting devices like rain chains and sisterns as an integral response to the ecological mission.
- To reconsider the entry points of the visitor's locker rooms so they are not so isolated and removed.

PANEL ACTION:

Recommend approval of the Master Plan and Landscape Plan. Recommend approval with comments of the Schematic Architecture.

Attending: Tom Spies, Carol Macht, Casey Smith, Om Khurjekar – HCM
Blaine Linkous – WBCM
Helen Schneider, Joan Flynn – Loyola University

Ms. Jones Allen, Ms. Judith Meany, Messr. Burns* and Haresign - UDARP Panel

Anthony Cataldo, Christina Gaymon –Planning Department